

## \$325,000 - 11134 83 Avenue, Edmonton

MLS® #E4430454

**\$325,000**

2 Bedroom, 1.50 Bathroom, 1,104 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Great location close to the U of A hospital this renovated condo features new kitchen cabinets, countertops, backsplash, built-in dishwasher, microwave hood fan (all less than one year old), main floor laundry, a 2 pc bathroom and study room complete the first floor. Upper level has a spacious living/dining area with a wood burning fireplace and sliding doors to the balcony. Two good sized bedrooms upstairs and a 4 pc bathroom. Newer flooring and freshly painted throughout! Underground heated parking is titled. Walking distance to the University, Whyte Ave and the River Valley.

Built in 1981

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4430454          |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,104             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Stacked Townhouse |



Style 2 Storey Split  
Status Active

### Community Information

Address 11134 83 Avenue  
Area Edmonton  
Subdivision Garneau  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6G 0V1

### Amenities

Amenities Detectors Smoke, No Smoking Home, Parking-Visitor, Patio, Skylight  
Parking Spaces 1  
Parking Heated, Underground

### Interior

Appliances Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings  
Heating Hot Water, Natural Gas  
Fireplace Yes  
Fireplaces Masonry  
Stories 1  
Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Wood, Brick  
Exterior Features Back Lane, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby  
Roof Cedar Shakes  
Construction Wood, Brick  
Foundation Concrete Perimeter

### Additional Information

Date Listed April 11th, 2025  
Days on Market 16  
Zoning Zone 15

Condo Fee            \$843

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Listing information last updated on April 27th, 2025 at 6:47pm MDT